



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## Historical Commission Minutes 03-05-2002

**Arlington Historical Commission**  
**Minutes of the Meeting of Tuesday,**  
**5 March 2002**  
**Whittemore-Robbins House, 7:30 PM**

Call to Order: JoAnn Robinson, chairing this meeting in Mr. Botterios absence, with commissioners Jane Becker, Patrick Guthrie, Eric Stange, Pam Meister, and Michael Ruderman; also Lyz Carey, secretary; Robert Kingston of 32 Draper Avenue for the formal hearing (below) with John David McClain and Kathleen McClain of 36 Draper Avenue.

Minutes of 5 February 2001: approved.

Communications, first from Ms. Robinson:

Renovations to homes at 7 Frost and 85 Jason Street were deemed to be less than 25% of the publicly-visible facade. Ms. Meister reports that her husband, an electronic database designer, had begun automating the records of the towns Building Department, including adding a data field for Historical Inventory status in each record. This commission has been invited by Historic Massachusetts Inc., on the recommendation of the Massachusetts Historical Commission, to participate in a conference April 6, 2002 on the topic of increasing public participation in preservation. Ms. Robinson and Mr. Ruderman will attend and speak on the topic.

### Review of Projects

125 Brattle Lane/Farmer's Lane (Colonial Ridge LLC) 11/99: Robinson-Mrs. Farmer's farmhouse sits once again upon a foundation, on the opposite side of the subdivision road from where it formerly stood, and turned from facing westerly (fronting on Brattle Lane) to northerly (away from Summer Street at its rear.) It still waits for its exterior surfaces to be restored.  
 1167 Mass. Ave. (Mirak) 9/00: Guthrie-no developments.  
 23 Maple Street (Town of Arlington) 11/00: Robinson, Guthrie-no activity.  
 45 Fairview Avenue (Trvalik) 12/00: Botterio-no request yet for extension of time.  
 19 Winter Street (McGlashing) 2/01: Mr. Ruderman advises inviting the builder for this project to our next meeting, to discuss the lack of completion. The request will be forwarded to Mr. Botterio for inclusion in next month agenda.  
 9 Brantwood Road (Stainton) 5/01: Botterio-no report.  
 34 Gray Street (Carr) 11/01: Stange-the garage has been demolished (with the commissions recommendation of conserving the window and door elements), and thus this project goes off the agenda.  
 30 Academy Street [f. 20 Pelham Terrace] (McKee) 11/01: Robinson-plans presented for new side door.  
 24 Gray Street (V. Brown, W. Stewart) 12/01: Stange-work almost completed.  
 35 Bailey Road (Weil): Guthrie-no activity.

### Demolitions Pending

**7 Brattle Court (Freedom Development): August 1, 2001**

**5 Brattle Court (Freedom Development): November 8, 2001**

This commission has received a copy of a letter sent from these developers to the town expressing their exasperation with the delay in commencing their project. They have waited for parties (public and private) to formulate the necessary plans to move one of these homes beyond the expiration of the imposed demolition delay. According to their letter, Freedom Development will demolish both structures by March 30, 2002 if they are not removed from the site before then.

According to Mr. Stange, and his conversations with Jonathan Nyberg (the intended purchaser of one of these structures), the latest delay lies at the feet of the town's Selectmen. Mr. Nyberg has secured financing for construction upon the unbuilt portion of his double lot on Franklin Street, and has gained the Selectmen's approval for moving a house. Inexplicably, his request for approval of a specific route to move it along was omitted from the agenda of the earliest available Selectmen's meeting, and will have to be rescheduled for later in March.

Ms. Robinson will speak with Mr. McClennen and Mr. Botterio to learn what can be done to hold together all parties to a move just a little longer. Mr. Stange will apprise the Arlington Advocate of the story.

**962 Massachusetts Avenue (Rita Yegian, owner): November 8, 2001**-no developments.

#### Reports

Whittemore-Robbins House (and outbuildings): Mr. Botterio has received an evaluation of the condition of the Carriage House and a status report on its stabilization.

Arlington Civic Block Garden: Robinson-in spite of budget cuts throughout all levels of historic preservation, the state's Division of Environmental management has announced the availability of the next round of grants in the Historic Landscape Preservation Program. Arlington will contend.

Jarvis House (50 Pleasant Street):no activity on the restoration plans, aside from the cosmetics of exterior painting. This item goes off the agenda.

Updates and Expansion to Inventory: Mr. Richard Duffy has agreed to submit evaluation forms on 25 properties which he feels warrant inclusion in the Inventory. He projects having the work completed in May 2002 for a cost of \$950. The commission voted 5-0 (Ms. Meister having had to leave the meeting, all other commissioners voting in favor) to accept Mr. Duffy's plan and price.

Inventory of public buildings: Regarding the anticipated redevelopment of the Symmes Hospital site, Mr. Alan McClennen (Arlington Director of Planning) has observed to Ms. Robinson that the property is not listed in the town's Inventory of Architecturally or Historically Significant Structures. He has inquired of the Massachusetts Historical Commission if in fact it should be; based upon the information that Mr. McClennen included with his query, the MHC answered in the negative. Given the nine-decades significance of Symmes Hospital in the lives of Arlingtonians, and its location on the site of the town "Poor Farm," Ms. Robinson and Mr. Stange will review the information sent to the MHC. To be discussed at the next meeting-should we Ask Mr. Richard Duffy to include this property in his evaluation of project of possible additions to the Inventory?

Education/Outreach: Stange, Botterio

Massachusetts Avenue (Osco): Robinson

Zoning By-Law Review Committee: Ms Meister confirms that the committee's proposed warrant articles have, in the opinion of Town Counsel John Maher, "problems." Mr. Stange reports that the Redevelopment Board also has concerns, and will likely not endorse Town Meeting's ratification of the articles. The fate of these and other warrant articles will be noted in New Business as Town Meeting considers them.

March 2002 Event: "Murder at Harvard" broadcast-perhaps in May at the Town Hall, the Regent Theater being unavailable.

#### New Business

**8:00 pm: Formal Hearing:** 32 Draper Avenue (Robert Kingston and Rhonda Feinbaum, owners)

The Commission voted 6-0 in favor of the plans drawn by Black River Architects, Inc. and presented by Mr. James D. MacPhee on behalf of the owners Robert Kingston and Rhonda Feinbaum for renovations to 32 Draper Avenue (which are incorporated by reference in this decision). The commission also commends Black River for having constructed a three-dimensional model of the house and the contemplated additions, which greatly facilitated the commissions discussion.

These plans call for, in part, the carrying of the roof and eave lines across the main house and throughout the addition; the use of four-over-one windows; the "flying rakes" over rounded corners; the details developed for the railings and balusters; and either shed or hip roofs for the lower elements of the rear addition next to the garden.

Mr. Ruderman will monitor the work for the Commission. As discussed earlier in the evening, the monitors responsibilities will henceforth include photographically documenting the completed work.

Finally, Ms. Robinson described the conversations she has had with the trustees of the Old Schwamb Mill as they explore funding sources.

Next meeting confirmed for April 2, 2002, and this meeting closed at 9:20.

For the Arlington Historical Commission,  
A. Michael Ruderman, Commissioner